

Three Rivers District Council

Local Plan

THREE RIVERS SITE ALLOCATIONS EXAMINATION IN PUBLIC

Statement of Common Ground as agreed between:

Three Rivers District Council and Hertfordshire County Council:

(Representor 60254 in respect of representation 30057 in relation to Primary School provision).

September 2013

Purpose of this Statement of Common Ground

The purpose of this document is to inform the Inspector and other parties about the areas of agreement and the remaining differences between Three Rivers District Council (TRDC) and Hertfordshire County Council (HCC) in relation to matters addressed with the submission Site Allocations LDD.

The latest position follows a meeting between TRDC and HCC to address concerns over Primary School provision in Rickmansworth and Abbots Langley.

The Statement of Common Ground has been written as concisely as possible and to avoid duplication of information already submitted to the Inspector in the course of the Examination.

Issues Raised

Hertfordshire County Council

HCC consider that the Site Allocations Development Plan Document should clearly identify two new primary school sites in order to meet the existing and the rising demand for primary school places in Rickmansworth and Abbots Langley throughout the plan period.

In previous representations made to TRDC since March 2010, HCC have identified the rising birth rates throughout the County and that additional school places were likely to be required as a result of housing development and set out the methodology used to establish the likely pupil place requirement. The allocations in the latest SADPD November 2012 document, do not make any reference to the provision of primary school places or allocate suitable reserve primary school sites throughout the plan period.

HCC have previously considered the impact of the housing site allocations in each of the Education Primary Planning Areas in Three Rivers and made suggestions as to an approach to deal with expected pupil yield. We have advised that Rickmansworth and Abbots Langley are key education primary planning areas where existing schools cannot accommodate additional capacity and therefore reserve primary school sites are required to be allocated. It is noted that TRDC have not identified any sites for primary schools within the district, despite this being suggested in several areas and on several occasions. This is considered to be a significant area of weakness in this plan, and raises the matter of soundness. The site allocations document should make provision for infrastructure which is required to support the effective delivery of housing in the district and it fails to do so in this respect.

Rickmansworth, Loudwater, Mill End and Maple Cross

Representations were originally made to TRDC in March 2010 on the core strategy indicating that development would produce the need for an additional 0.5FE which, including the need for some reserve capacity, would lead to the requirement for an additional 1FE capacity overall.

HCC also advised that potential for expansion of existing schools required further feasibility work. And that it would be prudent to allocate a reserve site for a 1FE school capable of expansion to 2FE in the future if required.

Although high level discussions took place between TRDC and HCC and the above statement was reiterated in response to subsequent TRDC consultation documents, detailed review by HCC of the need did not take place until 2013. TRDC indicated verbally that they could not identify a suitable site in the local area.

It became clearer to HCC during 2012 through technical consideration of local schools that opportunities to expand were extremely limited.

HCC undertook a desktop site search in early 2013 and produced a draft document which was shared with TRDC in May which commented on the sites. This document has not been formally submitted to TRDC and it is recognised that further feasibility would need to be undertaken to agree a shortlist of sites.

Abbots Langley, Leavesden and Bedmond

HCC advised in March 2009 that there was current demand for school places in this area which amounted to 1FE, and forecast that the level of demand would continue for the foreseeable future.

HCC's response dated March 2010, advised that an extra 1FE of capacity was required but that there would be none in the area in 2014/15 with a deficit of around 1 FE forecast in 2015/16. HCC also advised that it would be prudent to plan for an additional 2FE future capacity by allocating a 2FE education reserve site in the Abbots Langley planning area.

HCC undertook a local primary school site search in late 2010 (report dated February 2011) and identified two suitable sites at Leavesden Aerodrome and Woodside Road.. TRDC and HCC have been in dialogue in relation to a number of existing school and other sites and HCC have considered the potential and responded in each case.

Representations were made by HCC in February 2011 setting out the existing schools in the locality and their potential for additional capacity and the identification of potential new primary school sites, identifying the preferred site option being land at Woodside Road.

Expansion has recently occurred at Tanners Wood primary (2012) There is no further opportunity for expansion within existing schools to deal with the local deficit.

As things currently stand there will be no provision for a new 2FE primary school to serve this area. However, HCC considers that a site for a primary school should be identified within the SADPD in this education planning area.

Conclusions

With regards to the need for the allocation of two primary schools sites within the Three Rivers district, the Core Strategy document was found sound in September 2011, however in the report the Inspector made reference to the fact that HCC had previously identified a need for additional school places at both primary and secondary level as a result of population changes during the plan period. In paragraph 30 of the Inspectors September 2011 report it is stated:

'In some cases, where the school planning area spreads into another authority or where pupils travel from one settlement to another, cross boundary considerations are required. Work to identify the necessary site/s is ongoing through the development of the SADPD'

Since the adoption of the Core Strategy, HCC have continued to provide representations to TRDC with regards to the need for the allocation of two primary school sites based on the primary school forecast needs and the pre-submission Site Allocations document.

Additionally within the Core Strategy (adopted October 2011) Policies PSP1, PSP2, PSP3 and PSP4 refer specifically to improving the provision of, and access to, services and facilities to meet future demands, specifically through: 'Expansion of existing schools and/or provision of new schools meet identified needs' in areas, which include Rickmansworth and Abbots Langley.

However, no reference to the need for the provision of expansion of existing schools and/or provision of new schools to meet identified primary school place needs in specific localities is identified in the SADPD.

From our forecasting, we anticipate that Rickmansworth and Abbots Langley will require the provision of new primary school sites in order to accommodate the increasing forecast demand in these areas and it is considered prudent that this is planned for over the plan period.

It can be concluded that the current SADPD fails to provide any sites to meet primary education need over the plan period, but must do so in order that it is, consistent with national policy, effective (delivers the right sites in the right locations) and as a result, can be found to be sound.

HCC suggested changes

HCC propose that a site in Rickmansworth and a site in Abbots Langley are identified as allocated primary schools sites in the SADPD.

With regards to Rickmansworth, HCC have produced a 'Draft Primary School Site Search – Rickmansworth March 2013, updated August 2013' appraisal which identifies the preferred site size and characteristics for a new school site. Six sites in the locality have been identified which are considered worthy of further consideration. Further technical work is required and it is recognised that this information has been provided very late on in the process. The preferred site from the desktop exercise, in the Rickmansworth area is Mill End land, (Wood Oaks Farm) although there are concerns regarding noise and air quality.

In relation to Abbots Langley, the Woodside Road site represents the only opportunity to reserve land for a new school serving the area. This site would assist in serving the Leavesden development and general growth in and around the village. This site was originally put forward as a potential housing site as a response to the Core Strategy consultation but has not been allocated as a housing site by TRDC in the SADPD.

Three Rivers District Council's Response

5

The Site Allocations LDD does not allocate sites for Primary School provision, not because the Council has ignored the potential need, but because no suitable sites have been identified that HCC and TRDC agree upon.

The Infrastructure Delivery Plan (March 2012) (IDP) [SD30] details Hertfordshire County Council's anticipated need for primary school provision across the District and the Place Shaping Policies of the Core Strategy (PSP1 – 4) state that development should improve provision of access to services and facilities to meet future demands through, amongst other things, expansion of existing schools and/or provision of new schools.

Rickmansworth, Loudwater, Mill End and Maple Cross

We have set out the history of representations/meetings/correspondence from/with HCC in regards to Primary School provision in the Rickmansworth Area in Appendix A to this SOGC, in order to demonstrate that we have been working closely with HCC in order to try and address this issue.

In summary, with regards to Primary School provision in the Rickmansworth Area, HCC have been looking into the feasibility of expanding existing schools since 2010. They have stated in previous representations that they would also look at the feasibility of a new primary school.

In November 2012, in their response to the Proposed Submission of the Site Allocations LDD (the final consultation stage relating to tests of soundness), HCC stated that they had now assessed the expansion potential of schools and concluded that a site for a primary school in the Rickmansworth Area should be identified in the SALDD. However, they had suggested no sites at this stage.

On 11 February 2013, in a meeting, arranged to discuss their representation, HCC confirmed that little progress had been made on primary school provision in the Rickmansworth Area and that suitable sites were difficult to find. HCC agreed to look at potential sites and share their findings with TRDC. Officers advised HCC that as no sites had been identified it was too late to include a primary school site allocation in the SALDD, but provision could be attained through the planning application process.

At a meeting on the 23 May 2013, HCC let us have sight of a Draft Primary School Site Search for the Rickmansworth Area which has subsequently been submitted to the Inspector as part of this SOCG. This was updated in August 2013 following the addition of further information about the sites provided by TRDC on 28 May 2013.

It must be noted that this document and the sites proposed within it have not formally been submitted to the Council for consideration. It was in the preparation of this SOCG that TRDC were given the final copy of this document and there has been no formal approach by HCC to TRDC, about taking these sites forward.

It is our opinion that further work will be required by HCC, in consultation with TRDC, to determine whether any of these sites will be deliverable which will include further technical studies, consultation with the relevant landowners and the identification of sites for replacement open space and/or recreation facilities where required. We are also of the opinion that further investigations should be made as to whether either of the proposed Secondary Education sites (Site S(a) or Site S(b)) would be able to accommodate both a Secondary School and/or a Primary School.

The Council recognise that the nature of educational planning is difficult (see our response to the Inspector's Letters of the 10th and 30th July 2013), and we will continue to work closely with Hertfordshire County Council to find a suitable site for a Primary School in the Rickmansworth Area. However, it is the Council's opinion that the provision of a new Primary School in the Rickmansworth Area should be progressed through the planning application process rather than allocating sites at this late stage.

Abbots Langley, Leavesden and Bedmond

We have set out the history of representations/meetings/correspondence from HCC in regards to Primary School provision in the Abbots Langley Area in Appendix B to this SOGC.

In short, a suitable site for a Primary School has not been identified in this area and TRDC do not agree that the Woodside Road site, as suggested by HCC, is suitable. Whilst it would be beneficial to HCC to allocate land for educational use (to ensure land values remain low for compulsory purchase purposes for example), it is not essential in order for a Primary School to be delivered. TRDC are of the opinion that the provision of a Primary School can be made through the planning application process once a suitable site has been identified.

In order to demonstrate that TRDC have been working towards the identification of a suitable site, a history of this issue is set out below:

In response to the consultation on the Core Strategy consultation in 2010 HCC advised that there was a total requirement of an extra 2.4fe, part of which would be met through the expansion of existing schools, leaving a requirement of a new 2fe primary school. HCC concluded that the primary school would best be delivered as part of the Leavesden development.

In their contribution to the Infrastructure Delivery Plan 2010, HCC state that they were going to undertake feasibility studies to expand existing primary schools and look at the *possibility* of a new school.

At a Duty to Cooperate Meeting on 25 January 2011, HCC confirmed that they would be able to accommodate the 2012/2013 deficit by increasing capacity at Tanners Wood Primary School by 0.5fe and planned a further expansion of 1fe at Abbots Langley School to cater for a one year peak in demand and concluded that there was still a need to find a 1.4fe to deal with the Leavesden development and future local need.

On the 9 February 2011, following the meeting, TRDC suggested two primary schools to HCC to consider for expansion to accommodate the 1.4fe shortfall. These were subsequently rejected by HCC as part of their comments on the planning application for Leavesden (it should be noted that this document was not submitted as part of the plan

making process) in a document called 'Search for a 2FE site'. This document looked at the possibility of the expansion of existing primary schools in the area and identified several other sites for a new primary school. It concluded that the Leavesden site and Woodside Road site only appeared to have any potential.

In March 2011 the planning permission was given on the Leavesden site which included a large education contribution of over £1.8m to contribute to the provision of a new primary school in the area.

In July 2011, HCC advise TRDC that they have been in talks with the promoters of the Woodside Road site (which was consulted on as part of the Core Strategy Preferred Options 2009 and subsequently rejected as a housing site following that consultation) and proposed that Woodside Road should be considered as a housing site to include a primary school. The LDF Member Working Group considered the proposal and resolved not to take the site forward because the housing element would have unacceptable impacts on the local area.

In order to try and address this issue, TRDC put forward the Ashfield Site for consideration for a Primary school and this is taken forward as part of the Site Allocations Preferred Options consultation (January 2012). This site was subsequently deemed undeliverable following the consultation.

In consideration of the representations by HCC the LDF Member Working Group reconsidered the Woodside Road site as to whether the Primary School could be taken forward without the housing allocation. It was confirmed that the site could not be delivered without the housing and therefore was considered unsuitable by TRDC. However, at the Duty to Cooperate Meeting of the 23 May 2013 HCC confirmed that they will be taking the site forward as part of a residential scheme with the landowners *or* through a compulsory purchase order.

Agreed Position

That there is a forecast shortage of Primary School places over the Plan period in the Rickmansworth (up to 1FE) and Abbots Langley (1FE) Areas.

The need to continue to work together to identify suitable sites in both Rickmansworth and Abbots Langley Areas.

Outstanding Matters

TRDC

Rickmansworth Area

1. Whether Site S(a) and or S(b) could be considered suitable to accommodate a Secondary School and/or a Primary School for the Rickmansworth Area.
2. Whether an alternative site should be allocated/identified
3. Whether an allocation is needed to deliver a Primary school or if it can be delivered through the planning application process once a suitable site has been identified.

Abbots Langley Area

1. Whether part of the Woodside Road site should be allocated for Primary School Provision.
2. Whether an allocation is needed to deliver a Primary school or if it can be delivered through the planning application process once a suitable site has been identified.

Appendix A HISTORY OF REPRESENTATION RE PRIMARY SCHOOL PROVISION IN RICKMANSWORTH AREA

Date				Summary
7 May 2009	Infrastructure Delivery Meeting	HCC	Already pressure in Abbots Langley, Croxley Green, and small areas in Chorleywood. Currently no pressure in Rickmansworth, although the margin is very small. Reasonable amount of surplus in South Oxhey	Currently no pressure on primary schools in Rickmansworth area
11 March 2010	Response to Core Strategy Preferred Options Consultation November 2009	HCC	Rickmansworth, Loudwater, Mill End and Maple Cross This scale of development would produce the need for an additional 0.5fe which, including the need for some reserve capacity, would lead to the requirement for an additional 1fe capacity overall. Whether this is achievable by expansion of an existing school requires further feasibility work. It would be prudent to allocate a reserve site for a 1fe school capable of expansion to 2fe in the future if required.	Hertfordshire County Council to look at the feasibility of expanding existing schools. Prudent to allocate a reserve site.
May 2010	Infrastructure Delivery Plan 2010	HCC	Hertfordshire County Council has identified that there will be a shortfall of primary school places in the Rickmansworth Area in the mid term. Hertfordshire County Council to look at feasibility of extending existing schools in the area and of possibility of a new primary school.	Hertfordshire County Council to look at feasibility of extending existing schools in the area and of possibility of a new primary school.
29 February 2012	Response to SADP Preferred options Consultation	HCC	Rickmansworth, Loudwater, Mill End and Maple Cross This scale of development would produce the need for an additional 0.5fe which, including the need for some reserve capacity, would lead to the requirement for an additional 1fe capacity overall. Whether this is achievable by expansion of an existing school requires further feasibility work which is currently being undertaken. However it would be prudent to allocate a reserve site for a 1fe school capable of expansion to 2fe in the future if required to enable flexibility and parental choice.	Scale of development would lead to the need for additional 0.5fe. Feasibility work required on expansion of existing schools. Prudent to allocate a reserve site for a 1fe school capable of expansion to 2fe in the future if required to enable flexibility and parental choice.
March 2012	Infrastructure Delivery Plan 2012	HCC	Rickmansworth Area There is a forecast deficit of places of between 0.5 to 1 f.e. from 2013/14. Next steps Hertfordshire County Council will look at feasibility of expanding primary school provision in the area and the potential need for a new primary school site to provide flexibility moving forward.	HCC to look at feasibility of expanding existing schools and at the potential need for a new primary school site to provide flexibility.
November 2012	Response to Site Allocations Proposed Submission	HCC	The impact of growth in Three Rivers at primary education level We have previously considered the impact of the housing site allocations in each of the Education Primary Planning Areas in Three Rivers and made suggestions as to an approach to deal with expected pupil yield. It is noted that TRDC have not identified any sites for primary schools within the district, despite this being suggested in several areas. This is considered to be a significant area of	HCC state that Shepherd Primary School is being expanded to meet the demand to 2013. That HCC have now assessed the expansion potential of schools and conclude that further opportunities are extremely

			<p>weakness in this plan, and raises the matter of soundness. The site allocations document should make provision for infrastructure which is required to support the effective delivery of housing in the district and it fails to do so in this respect.</p> <p>Rickmansworth, Loudwater, Mill End and Maple Cross The document proposes a total of 243 (257 previously) dwellings in this area over the plan period. This scale of development would produce the need for an additional 0.5 FE which, taking into account that local schools are full and including the need for some reserve capacity, would lead to the requirement for an additional 1 FE capacity overall.</p> <p>In representations made in February 2012 we advised <i>“whether this is achievable by expansion of an existing school requires further feasibility work which is currently being undertaken. However it would be prudent to allocate a reserve site for a 1FE school capable of expansion to 2FE in the future if required to enable flexibility and parental choice.”</i></p> <p>An update to this position is that Shepherd Primary School; Rickmansworth is currently being expanded by 1 FE to meet the existing demand for 2013. It is now understood, having assessed expansion potentials at the other local schools that further opportunities to add capacity are extremely limited. Thus a site for a primary school (1 FE school on a 2FE site) should be identified within the SADPD.</p>	<p>limited. Conclude that a site for a primary school in Rickmansworth should be identified in the Site Allocations LDD</p>
11 February 2013	Minutes from Duty to Cooperate Meeting	HCC TRDC	<p>Primary School Sites/Sites Allocations LDD</p> <p>As stated in HCC’s representation on the SA LDD there is a need for additional primary school places in the district- two forms of entry in Abbots Langley, one form of entry in South Oxhey and two forms of entry in Rickmansworth.</p> <p>In terms of South Oxhey, the need can be addressed because the land to the back of St Joseph school belongs to HCC. Not as much work has been done on primary school provision in Rickmansworth but there doesn’t seem to be a suitable site in Rickmansworth. HCC will look at potential sites in Rickmansworth and share findings with TRDC. 2.5ha needed for primary schools as set out in HCC standards.</p> <p>Expansion of Shepherds School has been agreed and last week consultation began on the expansion of Yorke Mead School.</p> <p>It is too late to allocate primary schools in the SA LDD. Statement of Common Ground would be required and the inspector made aware of the existing situation at the examination stage.</p>	<p>HCC confirm little progress has been made on primary school provision in Rickmansworth Area, that there doesn’t seem to be a suitable site. HCC to look at potential sites and share findings with TRDC.</p> <p>TRDC Officers advise that it is too late to allocate sites in the SALDD.</p>
23 May 2013	Duty to Cooperate Meeting	HCC TRDC	<p>HCC produces a draft Primary School Site Search for the Rickmansworth Area which they intend to submit to the Inspector of the Site Allocations LDD. HCC confirm that they are unable to extend anymore existing primary schools due to site conditions i.e. access issues and lack of playing fields.</p>	<p>TRDC Officers to prepare statement in response as part of the Examination of the SALDD</p>

APPENDIX B HISTORY OF REPRESENTATION RE PRIMARY SCHOOL PROVISION IN ABBOTS LANGLEY AREA

Date				Summary															
7 May 2009	Infrastructure Delivery Meeting	HCC	Already pressure in Abbots Langley, Croxley Green, and small areas in Chorleywood. Currently no pressure in Rickmansworth, although the margin is very small. Reasonable amount of surplus in South Oxhey	Pressure in Abbots Langley															
11 March 2010	Response to Core Strategy Preferred Options Consultation November 2009	HCC	<p>Abbots Langley, Leavesden and Bedmond</p> <p>There is current demand for school places in this area which amounts to 1 FE, some of which is attributable to a wider area including parts of North Watford. It is forecast that the level of demand will continue for the foreseeable future. There is a need to establish a reserve capacity of 0.7 FE over and above the existing requirement.</p> <p>The proposed development allocation comprises 60 units over the period 2009-2015, 490 over the period 2016-2012 and 10 over the period 2021-2026. The additional capacity needed in respect of this is likely to be an extra 0.7 FE.</p> <p>Thus the total requirement is 2.4 FE for this area. This could be partially met by expansion of an existing school by 0.5fe (subject to feasibility). The remaining need must be met by the provision of a new school. At this stage HCC anticipates that this will be best met via a reserve 2 FE site at the northern part of the Leavesden Aerodrome site.</p>	2FE school required. HCC anticipates it would be best met on the Leavesden Aerodrome site.															
May 2010	Infrastructure Delivery Plan 2010	HCC	<p>It shows that it is anticipated that there will be a deficit in the Abbots Langley and the surrounding area. Hertfordshire County Council outlined the following for Abbots Langley with regards to the forecast deficit:</p> <p>Total number of reception places currently available =195</p> <table border="1" data-bbox="719 927 1576 1046"> <thead> <tr> <th>Forecast</th> <th>2010/11</th> <th>2011/12</th> <th>2012/13</th> <th>2013/14</th> </tr> </thead> <tbody> <tr> <td>% surplus/ shortage</td> <td>-4.1%</td> <td>-1.0%</td> <td>-12.8%</td> <td>-13.3%</td> </tr> <tr> <td>Demand</td> <td>203</td> <td>197</td> <td>220</td> <td>221</td> </tr> </tbody> </table> <p>A shortage of places is forecast for Abbots Langley. This increases to approximately 1 form entry (30 places) from 2012-13</p> <p>Action taken</p> <p>2006: Tanners Wood Primary School's PAN (Published Admission Number) reduced from 56 to 45 in line with forecasts at that time which did not indicate a need for the places. The new PAN ensured that the school could manage class sizes efficiently and within Key Stage 1 legislation.</p> <p>2009/11: The school attracts pupils from a wide area, where there are sufficient places available to manage the forecast demand up to 2012/13 and so no change has been proposed to date.</p> <p>Next steps</p>	Forecast	2010/11	2011/12	2012/13	2013/14	% surplus/ shortage	-4.1%	-1.0%	-12.8%	-13.3%	Demand	203	197	220	221	HCC to undertake feasibility studies to expand existing primary schools and look at possibility of a new school.
Forecast	2010/11	2011/12	2012/13	2013/14															
% surplus/ shortage	-4.1%	-1.0%	-12.8%	-13.3%															
Demand	203	197	220	221															

			<p>The forecast of demand increases by over 10% from 2012/13.</p> <ul style="list-style-type: none"> • Tanners Wood primary school is the only school with potential to expand, but by 0.5 form entry (15 places) only, for which additional accommodation would be required. • Forecasts will be monitored to establish whether additional capacity is required to meet demand for places from local children. <p>Hertfordshire County Council to look at feasibility of extending existing schools in the area and of possibility of a new primary school.</p>	
25 January 2011	Meeting Duty to Cooperate	HCC	<p>There is a deficit of primary school places in the short term. HCC confirmed that they would deal with the 2012/2013 deficit by increasing Tanners Wood School by 0.5 FE from 2012, and a further planned temporary expansion of 1FE in 2012/13 of Abbots Langley School to cater for a one-year peak in demand. However, there was still a need to find 1.4FE to deal with Leavesden Aerodrome (425 dwellings) and the future need locally to 2026.</p>	Need to find 1.4FE
9 February 2011	Development Plans		<p>Following the Duty to Cooperate meeting in January 2011, Officers advised HCC of two sites that they could consider (it was made clear that these sites were not endorsed by the Council) for either a new primary school or for expansion of existing facilities. These were:</p> <ol style="list-style-type: none"> 1. St Pauls School, Langleybury. 2. Garston Manor, High Elms Lane. <p>These sites were considered by HCC in their 'Search for a 2FE site' (28 February 2011) as part of their comments on the Leavesden application. This stated that: Site 1 St Paul's C of E Primary School, Hunton Bridge (Site area 4.2ha) The school is a faith school within the Green Belt and is accessed via a very narrow lane off Langleybury Lane. This leads to a heavily wooded and sloping school site with extremely limited parking. A recently constructed building on the site further limits expansion at this location. Abbots Langley Parish Council owns an adjoining site which is used by Langleybury Cricket Club. Further investigation would need to be made to determine whether the adjoining Parish Council land could provide some additional land for the school to expand. Initial thoughts are that it may provide an additional access and parking area for the school together with land to replace playing fields used to expand the buildings. However the new access may not be achievable in highways terms for the level of traffic generated as it is very close to the traffic light junction of the A41 and there is the potential for traffic to back up on to the A41 or have difficulty exiting the site turning right causing an obstruction on Langleybury Lane. This site is also poorly located to meet the demand for primary school places in Abbots Langley.</p> <p>Site 22 Garston Manor (Site area 2.1ha) This is a small parcel of land owned by Garston Manor. It is roughly square in shape but cannot be accessed directly from High Elms Lane (which would in any event add further</p>	Two site for expansion/new school suggested by TRDC. Both rejected by HCC.

			school traffic to this road) or Horseshoe Lane. The site is not visible from the road and is considered unsuitable for a primary school.	
28 February 2011	Search for 2FE site	HCC	This report looked at 30 sites. Its conclusion was: HCC have identified a need for a further 2.4FE of school places in the Abbots Langley/Leavesden Area. As stated this need can in part be met by the planned expansion of Tanners Wood. In addition Leavesden Green may be capable of expansion. However expansion of this school by 1FE would still leave the County Council with a deficit of 0.9FE if it is to plan for current demand plus proposed new housing. HCC needs to find a 1FE school site with the capability of being expanded to 2FE if required e.g. beyond 2026. From the new sites investigated it is concluded that only sites 20 (Leavesden Aerodrome) and site 21 (Woodside Road) appear to have any potential to provide a 2FE school site.	Identified Leavesden Aerodrome and Woodside Road to have potential to provide 2FE site.
30 March 2011	Planning Application for 425 dwellings at Leavesden Aerodrome Comments on Leavesden Application	HCC	<p>HCC initially objected to the application in Feb 2011 on the basis that part of the site was needed for a primary school. TRDC considered that the application should be approved subject to securing a S106 contribution for primary school places. HCC accepted an enhanced contribution on the basis that this might assist with the costs of purchasing and building at an alternative site.</p> <p>HCC commented:- The recent HCC primary school site search revealed that there are two potential sites for a new primary school to serve the local need in this area. These are known as sites 20 (the application site at Leavesden) and site 21 (Woodside Rd). Of the two sites, Leavesden is the better for the following reasons: - it is sustainably located within the community which it would serve; thereby encouraging walking to school and; the location is likely to result in a viable school in the long term. Site 21 is less well located being on the edge of the settlement and does not have the advantages attributable to site 20. The need for primary school places in the area continues to rise. The county council has plans to expand existing schools (egTanners Wood) however the available capacity will not be sufficient to meet the demand that exists and is forecast in the future. It is recognised that the offer made by MEPC is in excess of the S106 Toolkit figure for primary education purposes, The offer fails to deal with the real issue at large , which is the need for provision of a suitable school site, (which could cost in the region of £4-5m). However it is recognised that in theory there remains an alternative option (site 21) which can be pursued further . This sum of money will potentially assist in purchasing a site and could be considered to be fair in relation to the scale of the development and in order that its impact on the community is mitigated.</p> <p>I am sure that you are aware that additional affordable housing provision is likely to exacerbate the need for pupil places.</p> <p>If the committee is minded to resolve to grant planning permission for this application, the county council would seek that developer contributions are made in line with the Toolkit,</p>	Leavesden application does not include a school. HCC accept s106 monies towards education. State that there still remains a need and that Woodside Road is still an option.

			except in the case of primary education where the Toolkit sum is doubled (and in any case is not less than that set out in the offer (£1,843,414)).	
20 July 2011	Officers Report to LDF Member Working Group		<p><u>Woodside Road, Abbots Langley</u></p> <p>The Core Strategy Preferred Options consultation included Woodside Road, Abbots Langley as a potential housing site with an indicative capacity of 100 dwellings. Following the consultation, the site was not taken forward although it scored relatively well against the housing site selection criteria (822). Feasibility undertaken by the developers, including highways advice, and considered by HCC Highways Authority indicated that a primary school could be accommodated on the site</p> <p>The landowners in discussion with the County Council now propose that the site could provide a primary school, meeting an identified need for primary school education in the Abbots Langley area.</p>	Landowners of Woodside Road in discussion with HCC propose site with a primary school.
20 July 2011	LDF Member Working Group		<p>From the minutes of the LDF Member Working Group:</p> <p>The proposed access to the school from Woodside Road would be dangerous as there were very high hedges on each side of the Road and the area was within the Green Belt. It was noted there were already three schools situated in High Elms Lane and there had been considerable local objection to this site being included.</p> <p>Members agreed to confirm the earlier decision that the site should not be included as a potential housing (100 dwellings) and school site.</p>	Members resolve not to take Woodside Road forward.
28 September 2011	Officers Report to LDF Member Working Group		<p>PRIMARY SCHOOL PROVISION</p> <p>Hertfordshire County Council have stated that forecasts of primary school numbers in the Abbots Langley area are set to increase to beyond current capacity by 2015/16. Whilst the potential expansion of Leavesden Green Primary School and Tanners Wood will assist, there is still likely to be a need for a new school in the area.</p> <p>Members will recall that proposals for a primary school were put forward as part of housing development on the Woodside Road site. Development of this site was rejected by the Council primarily on the basis of impact on the Green belt in this location. County officers have confirmed that they have looked at other potential locations within the area but that none are considered to be suitable or deliverable.</p> <p>It is recommended that the County Council's forecasted need for additional primary school provision in the Abbots Langley area is noted. Members are asked to comment on how this need should be addressed in the future, and in particular whether any suitable site(s) should be identified in the Site Allocations DPD.</p>	Officers report HCC position on primary school provision and request comments on how the need should be addressed in future.
	Statements from HCC in		With the current expansion of Tanners Wood to 2FE (and no potential to expand further) and the possible expansion of Leavesden Green, this would still leave HCC short of approx 1FE	1FE shortfall in medium term.

	(Appendix 6 of Officers Report to LDF Member Working Group above)		<p>of primary places in the area in the medium term.</p> <p>The LDF process is the County Council's opportunity to flag up future potential need for a new school site or expansion of existing schools. It would therefore be prudent for HCC to identify any suitable sites, and for TRDC to allocate such, in the LDF. It may be that the school is not required immediately, or that only 1FE is built initially, but we are planning for needs up to 2026 and we would not wish to be in a position in say 10 years time of requiring a site but not having one because we missed the opportunity to flag it up at the time.</p>	HCC see the LDF as an opportunity to flag up future potential need for a school. HCC to identify suitable sites and TRDC to allocate but might not be required.
28 September 2011	LDF Member Working Group		Members suggest Ashfield Site to be considered for a Primary School Site	Ashfield Site proposed by Members.
7 November 2011	Executive Committee		Members agreed to take Ashfield site forward as part of Site Allocations Preferred Options Document which was consulted on in January – March 2012	Ashfield Site included in Site Allocations LDD
February 2012	Infrastructure Delivery Plan 2012	HCC	<p>Indicates that there will be a shortfall in the Rickmansworth planning area,</p> <p>Abbots Langley Following the expansion of Tanners Wood Primary School and a temporary increase of Abbots Langley Primary School in 2012/13, it is forecast that there will be sufficient places until 2015/16, when additional places will be required.</p> <p>Action taken to date 2012:</p> <ul style="list-style-type: none"> • permanent expansion of Tanners Wood Primary by 0.5 FE (15 places) to 2 FE. • temporary expansion of Abbots Langley Primary by 1 FE (30 places) to cater for a one-year peak in demand. <p>Next steps Forecasts will be monitored and appropriate action taken to increase provision at that time. An education allocation has been identified in the Local Development Framework Site Allocation Document (DPD) to provide further flexibility in the area in terms of school provision.</p> <p>New school sites Should expansion of school sites not be possible due to site constraints, planning or educational reasons then the County Council may need to look for new sites. This may be through transfer (or other agreed arrangement) of sites where they are part of a large development (say 500 dwellings and above) or the provision may be through use of compulsory powers.</p>	Recognises that a site has been identified in Site Allocations. That if expansions not possible HCC may need to look for new sites.
13 March 2012	Officer's Report to LDF Member		In relation to primary school provision, Members are asked to note the representations received in relation to the Ashfields site and to consider whether there are any other alternative, suitable and deliverable sites in the area. Representations include objection from	Officers report representations re Ashfield Site, HCC's position and that

	Working Group		the landowner, Watford BC and HCC. In this regard the landowner has asked that Woodside Road be reconsidered as a potential site.	landowner of Woodside Road has requested that it be reconsidered.
	Statements from HCC in relation to Primary School Provision (Appendix 7 of Officers Report to LDF Member Working Group above)		<p>Abbots Langley, Leavesden and Bedmond</p> <p>There is current demand for school places in this area which amounts to 1fe some of which is attributable to a wider area including parts of North Watford. It is forecast that the level of demand will continue for the foreseeable future.</p> <p>Assuming that children from the Langleybury development could be accommodated at St Paul's Primary School, then the proposed development allocation comprises 565 units over the plan period. The additional capacity needed in respect of this is likely to be an extra 1fe as identified in our response to you dated 11 March 2010.</p> <p>With the additional housing planned for this area, it would be prudent to plan for an additional 2fe future capacity. Leavesden Green Primary school is reasonably well located to meet demand from the planned additional housing, and may have capacity to expand by 1fe (subject to further feasibility work). However, pupil numbers have increased significantly in Watford, and are forecast to continue to increase further. Capacity at Leavesden Green is therefore likely to be required to meet this continued pressure, alongside plans for additional new primary schools in Watford town. At this stage a 2fe education reserve site in the Abbots Langley planning area should be allocated to allow for future demand in Three Rivers district.</p> <p>HCC undertook highways and ground investigation assessments at Ashields and have concerns about accessibility, noise and air quality and indicated that do not consider the site to be suitable for a primary school</p> <p>Three Rivers District Council is aware that Hertfordshire County Council has previously identified a potential reserve school site off Woodside Road, Abbots Langley.</p> <p>This site would be well located to serve the community and is of suitable size. Feasibility studies carried out by the owners of the site have shown no major constraints to development and they are willing to consider a joint development which would allocate part of the site for a school.</p> <p>Therefore this site would seem to be deliverable either on its own or as part of a residential/open space development. HCC would therefore request that TRDC reconsiders the suitability of this site for primary education purposes.</p>	<p>HCC – Additional capacity likely to be an extra 1FE</p> <p>That it would be prudent to plan for a 2FE reserve site in Abbots Langley planning area for future demand.</p> <p>HCC reject Ashfields as a suitable site and request that Woodside Road be reconsidered.</p>
13 March 2012	LDF Member Working		<p>Minutes of meeting:</p> <p>It was noted that consultation on the Woodside Road site for housing had been rejected</p>	Members agree that Ashfield Site should not be taken

	Group		twice. It was suggested that this site be re-consulted on but without housing however it was noted that the site was unlikely to be deliverable without an element of housing. In this regard, the site will be reconsidered at the next meeting. It was acknowledged by the Working Group that due to the objections raised on the Ashfield site it was unlikely this site could go forward and there was a need to consider alternative sites.	forward. Woodside Road site to be reconsidered at next meeting once clarification on whether site could be taken forward without housing.
25 June 2012	Executive Committee		Decision to reject Ashfields confirmed by Executive Committee	
21 August 2012	Officers Report to LDF Member Working Group	TRDC	<p>Officer's report stated:</p> <p>An alternative primary school site at Woodside Road, Abbots Langley which was put forward by the landowner (Taylor Wimpey) as part of a housing scheme and was supported by the County Council was also rejected because it would not be deliverable without the housing element which the Council had considered would have unacceptable impacts on the local area.</p> <p>The County Council have advised that the current pupil forecast indicates a deficit of places in the Abbots Langley planning area from September 2015. HCC has already expanded Tanners Wood primary school from 1.5 form entry to 2 form entry and feasibility work previously undertaken suggests that all other existing primary schools in the area have significant constraints relating to permanent expansion. It is also important to note that pupil numbers are also rising significantly in the neighbouring planning area (Watford). As such, as the education authority responsible for school planning, HCC is likely to make representations in relation to this matter.</p> <p>To date, no alternative sites have been identified as having potential to meet needs for primary education in this area. If a site is not identified, the Council will have to deal with any objection at the examination of the Site Allocations document. □</p>	<p>Primary school at Woodside Road without the housing element confirmed as not deliverable.</p> <p>Members advised to note that HCC (as no primary school sites have been identified) will make representations at examination.</p>
21 August 2012	LDF Member Working Group		The minutes to the meeting stated that the position of the County Council on a primary school site in Abbots Langley area be noted.	Noted.